

City of Rapid City

Department of Community Development

300 Sixth Street

Rapid City, SD 57701

JAN 24 2023

RAPID CITY DEPARTMENT OF
COMMUNITY DEVELOPMENT

Conditional Use Permit for 5230 Pinedale Heights Drive

File Number 22UR030

Dear Sir:

The Conditional Use Permit does not meet the requirements of the Planning Commission Criteria

- (1) I do not believe the proposed garage is consistent with the residential character of the neighborhood. The elevation drawings do not take into account the slope of the lot where the garage will be built. This is not a flat area and fill dirt will have to be brought in as well as a retaining wall built to support the dirt. This could be as much as 4 to 5 feet high and then you add on the height of the garage at 14.25 feet.
- (2)
- (3) Landscaping -- There is not any landscaping on the plan. So—you have a 60 foot plain building facing the road and at least 14 feet high plus a retaining wall which will make it look like a warehouse.

Chapter 17.54.030 (E) of the Rapid City Municipal Code:

(4) Drainage: When you have to bring in fill dirt to level the garage there will be a problem with drainage on the slope of the hill. The water will have to go around the garage and down the hill to the road and the neighbor's property.

(12) I do not believe a garage that large on a lot less than an acre will maintain the neighborhood's residential character.

I believe this permit should be denied.

Sincerely,



Esther L. Swan

5405 Pinedale Heights Drive

Lots 30, 31, 20, and 38